

Ordinance Number 162
Annexation and Zone Classification of Properties

109

AN ORDINANCE OF THE CITY OF HAUSER, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY THE LEGAL DESCRIPTION OF THE PROPERTY IS PARCEL 1) LOT 3 IN BLOCK D OF THE FIRST ADDITION TO WILDWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 'C' OF PLATS AT PAGE 191, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO AND A PORTION OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 5 WEST, AND LOT 2 IN BLOCK D OF FIRST ADDITION TO WILDWOOD, FILED IN BOOK 'C' OF PLATS AT PAGE 191, KOOTENAI COUNTY, IDAHO AND PARCEL 2) LOT 4 IN BLOCK D OF THE FIRST ADDITION TO WILDWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 'C' OF PLATS AT PAGE 191, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO. THE EXISTING PARCEL NUMBER IS 0-8780-00D-003-A. THE ADDRESS IS 12236 N. CLIFFHOUSE ROAD. THE PARCEL SIZE IS CURRENTLY .317 ACRES. ACCESS IS FROM CLIFFHOUSE ROAD. THE PROPERTY IS ZONED AS LAKE VILLAGE ZONING DISTRICT AND PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance have petitioned the City Council of the City of Hauser, Idaho for annexation of said properties and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on July 27, 2010 and the City Council on August 25, 2010, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own fact finding, determined that said annexation is provided for under existing law in that the land in questions adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Hauser Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Hauser.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAUSER, KOOTENAI COUNTY, IDAHO AS FOLLOWS:

Section 1: that the land located east of Hauser Lake Road and legally described in this Section is hereby annexed into the City of Hauser:
(See attached metes and bounds description)

RECEIVED

SEP 27 2010

TECHNICAL SUPPORT
August 25, 2010

The aforementioned parcel(s) shall be zoned Lake Village Zoning District.


Section 2: The official Zoning Map of the City of Hauser shall be modified to include the lands described in Section 1 and to reflect the zoning applied thereto.

Section 3: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to the law.


Enacted as an ordinance of the City of Hauser, Idaho, at a meeting of the City Council held on August 25, 2010.

CITY OF HAUSER

BY:


Olita Johnston, MAYOR

ATTEST:


Donna Ray, CLERK

082510Annexation Ordinance 162



RECEIVED

SEP 27 2010

TECHNICAL SUPPORT

Annexation Ordinance Number 162 2

August 25, 2010

MARTIN

DESCRIPTION FOR ANNEXATION

ALL OF THE LAND BETWEEN THE EXISTING BOUNDARY OF THE TOWN OF HAUSER AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD POINT ROAD AS CREATED ON THE PLAT OF THE FIRST ADDITION TO WILDWOOD AS ON RECORD WITH KOOTENAI COUNTY IN BOOK C OF PLATS AT PAGE 191, SAID LAND BEING ALL OF THE LAND AS DESCRIBED IN A DEED ON RECORD WITH KOOTENAI COUNTY UNDER INST. #1884509 AND DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 3 IN BLOCK D OF THE FIRST ADDITION TO WILDWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 'C' OF PLATS AT PAGE 191, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO.

AND A PORTION OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, AND LOT 2 IN BLOCK D OF FIRST ADDITION TO WILDWOOD, FILED IN BOOK 'C' OF PLATS AT PAGE 191, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH IS THE SOUTHWEST CORNER OF LOT 3 IN BLOCK D OF FIRST ADDITION TO WILDWOOD; THENCE SOUTH $26^{\circ}23'$ EAST, 39.0 FEET TO AN IRON PIN; THENCE NORTH $68^{\circ}54'$ EAST, 68.04 FEET TO AN IRON PIN; THENCE NORTH $18^{\circ}06'$ WEST, 34.64 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK D, SAID FIRST ADDITION TO WILDWOOD; THENCE CONTINUING NORTH $18^{\circ}06'$ WEST, 54.88 FEET TO AN IRON PIN ON THE WEST LINE OF SAID LOT 2, BLOCK D; THENCE SOUTH ALONG THE WEST LINE OF LOT 2, 56.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK D; THENCE SOUTH $75^{\circ}00'$ WEST, ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK D, 54.87 FEET TO THE TRUE POINT OF BEGINNING.

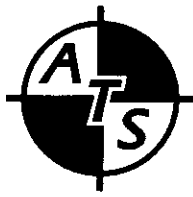
PARCEL 2: LOT 4 IN BLOCK D OF THE FIRST ADDITION TO WILDWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 'C' OF PLATS AT PAGE 191, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO.

(ALSO BEING COUNTY PARCEL #0-8780-00D-003-A)

RECEIVED

SEP 27 2010

TECHNICAL SUPPORT



Advanced Technology Surveying & Engineering

September 23, 2010

Craig Johnson
Idaho State Tax Commission
Post Office Box 36
Boise, Idaho 83722-0410

Re: Ordinance Number #162

Craig,

I have enclosed the recorded annexation documents for final processing and levy certification purposes.

Please let me know if you have any questions or need more information.

Sincerely,

Cindy Espe
Project Manager
Advanced Technology Surveying

RECEIVED

SEP 27 2010

TECHNICAL SUPPORT

P.O. Box 3457, Hayden, Idaho 83835
PH. (208) 772-2745 Fax. (208) 762-7731

SURVEYOR'S NARRATIVE:

BLOCK D OF THE FIRST ADDITION TO WILDWOOD:

THE RECORD DESCRIPTION FOR THIS ANNEXATION REFERS TO LOTS IN BLOCK D OF THE PLAT OF THE FIRST ADDITION TO WILDWOOD. BLOCK D DOES NOT APPEAR TO HAVE BEEN CREATED BY THIS PLAT BUT IS ROUGHLY DEPICTED ON IT. THIS IS EVIDENCED BY:

1. THE DESCRIPTION ON THE PLAT INCLUDES A PORTION OF GOV'T LOTS 1 AND 2. BLOCK D IS IN GOV'T LOTS 2 AND 3.
2. THE LINE WEIGHT ON THE PLAT FOR THE BOUNDARY AND BLOCK LETTERS IS HEAVY FOR BLOCKS A AND B BUT NOT ON D.
3. THERE IS NO BLOCK C.
4. BLOCK D DOES NOT HAVE ADEQUATE DIMENSIONS TO DETERMINE THE LOCATION OF THE LOTS. THE LOTS IN BLOCKS A AND B ARE DIMENSIONED.

CLOSURE

THE METES AND BOUNDS PORTION OF THE EXISTING DESCRIPTION DOES NOT CLOSE. THE PURPOSE OF THIS ANNEXATION IS TO ANNEX ALL OF THE LAND ACTUALLY CONTAINED WITHIN THE DESCRIPTION, WHICH IS ALL OF THE LAND BETWEEN THE EXISTING CITY BOUNDARY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD POINT ROAD.

EASEMENTS/ IMPROVEMENTS:

EASEMENTS AND IMPROVEMENTS ARE NOT SHOWN ON THIS DRAWING.

DESCRIPTION FOR ANNEXATION:

ALL OF THE LAND BETWEEN THE EXISTING BOUNDARY OF THE TOWN OF HAUSER AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD POINT ROAD AS CREATED ON THE PLAT OF THE FIRST ADDITION TO WILDWOOD AS ON RECORD WITH KOOTENAI COUNTY IN BOOK C OF PLATS AT PAGE 191, SAID LAND BEING ALL OF THE LAND AS DESCRIBED IN A DEED ON RECORD WITH KOOTENAI COUNTY UNDER INST. #1884509 AND DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 3 IN BLOCK D OF THE FIRST ADDITION TO WILDWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 'C' OF PLATS AT PAGE 191, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO.

AND A PORTION OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, AND LOT 2 IN BLOCK D OF FIRST ADDITION TO WILDWOOD, FILED IN BOOK 'C' OF PLATS AT PAGE 191, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH IS THE SOUTHWEST CORNER OF LOT 3 IN BLOCK D OF FIRST ADDITION TO WILDWOOD; THENCE SOUTH 26°23' EAST, 39.0 FEET TO AN IRON PIN; THENCE NORTH 68°54' EAST, 68.04 FEET TO AN IRON PIN; THENCE NORTH 18°06' WEST, 34.64 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK D, SAID FIRST ADDITION TO WILDWOOD; THENCE CONTINUING NORTH 18°06' WEST, 54.88 FEET TO AN IRON PIN ON THE WEST LINE OF SAID LOT 2, BLOCK D; THENCE SOUTH ALONG THE WEST LINE OF LOT 2, 56.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK D, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK D; THENCE SOUTH 75°00' WEST, ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK D, 54.87 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: LOT 4 IN BLOCK D OF THE FIRST ADDITION TO WILDWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 'C' OF PLATS AT PAGE 191, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO.

(ALSO BEING COUNTY PARCEL #0-8780-000-003-A)

LEGEND

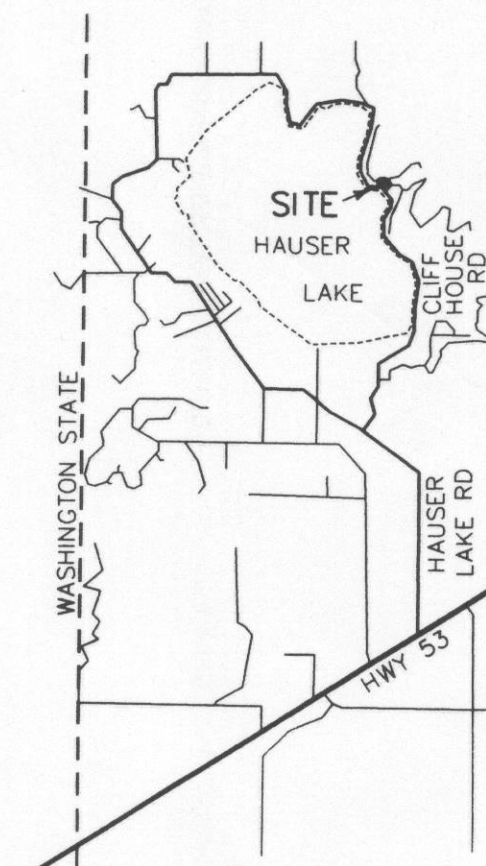
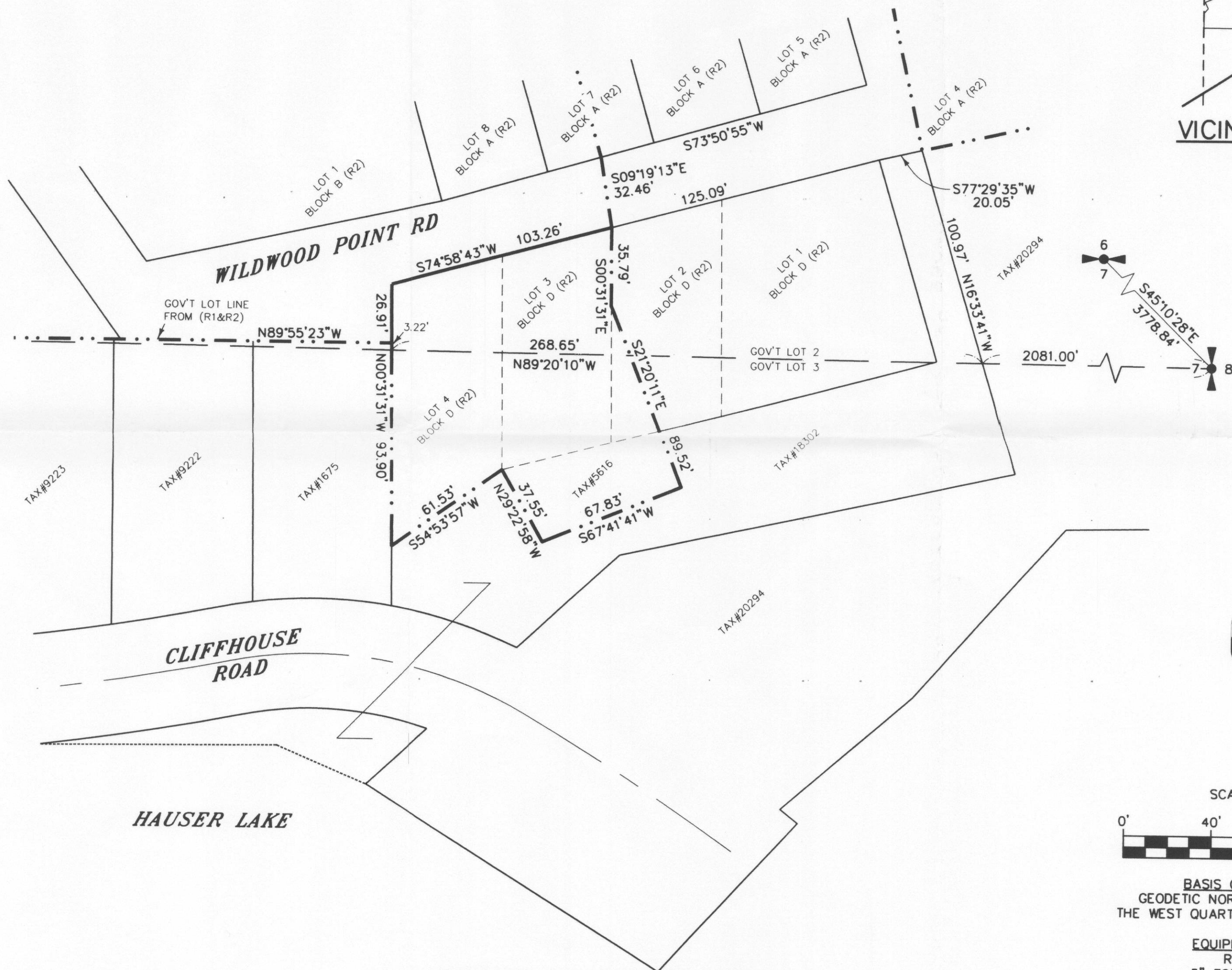
- = EXISTING CITY BOUNDARY LINE
- == = BOUNDARY OF ANNEXATION LINE
- - - = EXISTING PARCEL BOUNDARY LINES
- - - = OLD PARCEL BOUNDARY LINES
- = CENTER OF SECTION LINE

RECORDS REVIEWED:

- (R1) PLAT OF WILDWOOD BY EDELBLUTE IN 1938 BK C PG 171
- (R2) PLAT OF FIRST ADDITION TO WILDWOOD BY EDELBLUTE IN 1946 BK C PG 191
- (R3) RECORD OF SURVEY BY MECKEL IN 1989 BK 11 PAGE 121
- (R4) RECORD OF SURVEY BY GLAHE IN 2005 BK 24 PAGE 46
- (R5) RECORD OF SURVEY BY RASOR IN 2007 BK 25 PG 126

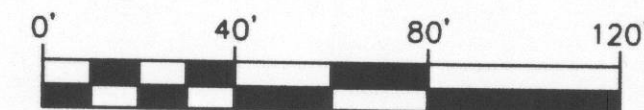
ANNEXATION MAP

CITY OF HAUSER ORDINANCE # 162
GOV'T LOTS 2 & 3 OF SEC 7, T 51N, R 5W, BM
CITY OF HAUSER, KOOTENAI COUNTY, IDAHO



VICINITY SKETCH
NOT TO SCALE

SCALE 1"=40'



BASIS OF BEARINGS:
GEODETIC NORTH BY RTK GPS AT
THE WEST QUARTER CORNER OF SEC 18

EQUIPMENT USED:
RTK GPS
5" TOTAL STATION

SURVEYOR'S CERTIFICATE:

I, ROBERT L. STRATTON, PROFESSIONAL LAND SURVEYOR #10677 OF THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR AN ANNEXATION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO.

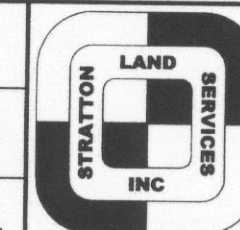


SURVEY FOR

MARTIN

INDEX

1/4, 1/4	SEC	T.	R.
	7	51N	5W



STRATTON LAND SERVICES, INC.

PO BOX 1190
RATHDRUM, ID 83858
(208) 687-2854
FAX: (208) 687-3542
WWW.STRATTONLS.COM

08001-7.DWG	
DATE: 9/15/10	SHT. 1 OF 1
DRAWN BY: RLS	JOB # 08001